

**MINIMUM BUILDING STANDARDS
SINGLE FAMILY RESIDENCE
BROWN COUNTY, INDIANA**

**BROWN COUNTY AREA PLAN COMMISSION
P.O. BOX 401, NASHVILLE IN 47448; TEL: 812.988.5490 FAX: 812.988.5488**

ZONING DISTRICT	LOT SIZE (ACRES)	GROUND FLOOR AREA (SQUARE FT.)	LOT WIDTH (FT.)	SETBACK TO CENTER OF RD (FT.)	SIDE SETBACK (FT.)	REAR SETBACK (FT.)	MAX. HEIGHT (FT.)	% LOT COVERAGE (ALL BLDG)
R1 Property abutting State Hwy	2	1 STORY - 900 2 STORY - 800	80	SR 46 (OLD & NEW) 110 SR 135 - 75 SR 45 - 75	RESIDENCE 10 & 15 ACCESSORY 3	25	35	30
R2 Property adjoining county rds	2	1 & 2 STORY - 600	100	50	RESIDENCE 10 & 15 ACCESSORY 3	25	35	30
LR Reservoirs and Some lake areas	½	1 & 2 STORY - 600	150	50	RESIDENCE 10 & 15 ACCESSORY 3	25	25	30
FR Property not abutting county rds.	5	1 & 2 STORY - 600	300	50	RESIDENCE 10 & 15 ACCESSORY 3	25	35	10
GB General Business	½	1 & 2 STORY - 600	60	VARIES	5 & 10	15	35	25

**THE CREATION OF NEW LOTS UNDER FIVE ACRES OR WHICH USE EASEMENTS FOR ACCESS MUST RECEIVE SUBDIVISION APPROVAL.
PLEASE CONTACT THE BROWN COUNTY AREA PLAN COMMISSION FOR FURTHER INFORMATION.**

*LOTS WHICH DO NOT MEET THE MINIMUM LOT SIZE REQUIREMENT BUT WERE CREATED AND RECORDED PRIOR TO 1978
MAY BE CONSIDERED LEGAL BUILDING SITES. HOWEVER, THEY MUST MEET ALL SETBACK AND OTHER STANDARDS.*